

2002 HOUSING ELEMENT

APPENDIX A

IMPLEMENTATION STATUS

1990 HOUSING ELEMENT

Implementation Status – 1990 Housing Element

June 6, 2001

Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
HOUSING VARIETY						
GOAL 1. PROVIDE A RANGE OF HOUSING TYPES, INCLUDING SINGLE-FAMILY, TOWN-HOUSES, APARTMENTS AND OTHER HOUSING TYPES.	<u>Policy a.</u> Encourage a mix of housing types, including higher-density and lower-density housing.	<i>Action Program 1:</i> Conduct and publish a periodic inventory of available land and its holding capacity to be sure that there is enough land to meet the needs of a range of household types.	N/A	1990 and annually thereafter	1990 and annually thereafter	The Community Development Department maintains an inventory of available land and holding capacity that is updated annually. The most recent report is dated February 2001. See attached Table 1. This information is available upon request. Generally, housing developers prefer to meet with staff and review potential housing sites while looking at a zoning map, rather than review a list, but the list is available and is used for many purposes. Staff meets with housing developers whenever they request.

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		<i>Action Program 2:</i> Identify sites for possible rezoning to 12 or more units per acre for residential development on a table in the General Plan and on the zoning map.		Ongoing	9 sites identified; 6 rezoned or regulations revised; all exceed 12 units per acre	<p>The Residential Neighborhoods Chapter considered 18 commercial and industrial sites for possible conversion to housing (See Figure 11 of the Residential Neighborhoods Chapter). Of the 18 sites originally discussed, nine sites either have been rezoned or are still being considered as potential housing sites. The status of the nine sites is summarized below. For a more detailed analysis see Table 1, which is attached.</p> <ul style="list-style-type: none"> On three of the sites, rezonings to allow housing have taken place: Del Medio Court (54 units), Showers/California (359 units), Evelyn/Villa (Evelyn Corridor Area (217 units). The Fairchild/Ellis site was not rezoned, but 40 acres at GTE were rezoned from industrial to residential. 500 units have been built or are under construction. Another 60 units are in the planning approval process. The El Camino/C3 zone was revised but not amended as originally anticipated in the General Plan (200 units estimated). Three other sites, Mayfield/Central Expressway, Polaris/Gemini Avenues and Evelyn/Moorpark have not been rezoned to date. Downtown Precise Plan amended to make residential primary use except on Castro Street (532 units possible). <p>The number of units allowed on the four sites rezoned from commercial/industrial to residential is 1,190 of which 978 have been built.</p> <p><i>The sites are shown in Figure 6 of the 1990 Housing Element.</i></p>

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		<i>Action Program 11:</i> Review and amend the zoning map to provide land in a range of residential zoning classifications appropriate to meet new housing construction needs.	N/A	1992 and as requested	2 additional rezonings from commercial/industrial to residential 4 rezonings to higher densities	<p>Since 1990, the City has rezoned several sites that were not listed under Action Program 2 including:</p> <ul style="list-style-type: none"> The Evandale Precise Plan which changed an area from commercial to residential creating the potential for about 75 more housing units and included density bonus incentives. Rezoning of a .92-acre parcel at 2373 Wyandotte from industrial to residential resulting in 9 new units. <p>The total number of additional units allowed by the rezonings from commercial/industrial to residential is 84. Nine have been built.</p> <ul style="list-style-type: none"> Rezoning of several small parcels to higher residential densities (254 Eunice, 540 Mariposa, 1711-1719 California, 135 Margo Ct.) and rezoning of one area to a lower density (Dorchester, Annie Laurie, Murlagan)—resulting in no net change. <p>Four small sites were rezoned from residential to offices or open space: 836-852 Washington, 454 Stierlin, 248 E. Middlefield Road (part) and vacant City-owned parcels on South Shoreline Boulevard. Altogether, these had a potential for 30-35 units.</p>
		<i>Action Program 14:</i> Encourage the construction of an average of 470 housing units a year over the 15-year life of the General Plan.	470 units per year	Ongoing	197 units per year (1988-2000) 1988-89: 308/yr. 1990-95: 150/yr. 1996-00: 270/yr.	<p>Since January 1, 1988, an average of 197 units have been built each year. The actual number fluctuated from 15 in 1990 to 273 in 2000. Mountain View provided enough residentially-zoned land with access to utilities, streets, etc. to meet the goal, but the private market did not produce, especially during the first half of the decade when there was a recession.</p>
		<i>Action Program 6:</i> Continue to allow manufactured housing in all residential zones.	N/A	N/A		Building and Zoning codes continue to allow manufactured housing in any residential zone.

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	<u>Policy b.</u> Encourage housing on vacant infill residential land.	<i>Action Program 3:</i> Study the feasibility of using vacant, underdeveloped, and redevelopment land near Caltrain and Light Rail stations for higher density development with an emphasis on housing and housing mixed with employment uses.	N/A	1990 and ongoing		Mountain View is a recognized leader in Transit Oriented Development (TOD). Housing plans have been developed and units built at all stations near transit except two that are in fully developed industrial areas. The TODs are: <ul style="list-style-type: none"> • The Crossings—with 359 housing units—has been built on a former shopping center at a new Caltrain station. • Whisman Station—with 503 housing units has been built on a former industrial site at a light rail station. • The Evelyn Corridor Area near the Downtown Transit Center was rezoned from commercial to industrial. 65 units have been built and there is potential for 155 more units.
		<i>Action Program 9:</i> Periodically conduct and publish an inventory of public land available for below-market-rate housing.	N/A	Ongoing	Ongoing	The City's real property administrator available property when the Council declares it surplus (through mailings, newspaper ads, etc.). In addition, she maintains a list of potentially available City properties that can be reviewed by interested persons.
		<i>Action Program 10:</i> Promote infill development of vacant residential land.	75-125 units by 1995	1995	1988-89: 617 units 1990-95: 600 units 1996-00: 1349 units	Most development in Mountain View is infill. Inventory of vacant land in Residential Neighborhoods Chapter provides development industry information about where infill potential exists. (See above.) Infill development is also encouraged by the City providing clear guidelines such as the Small-Lot Single-Family Guidelines approved in 1996 and revised in 1998 and 2000. <i>The City can promote infill development by providing information about where infill land exists, by providing up-to-date and easily accessible information about the status and availability of utilities and other facilities that serve development, and by making environmental data files available to simplify and speed up the review and approval process for infill developments.</i>

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	<u>Policy e.</u> Encourage the development of new single-family houses.	<i>Action Program 7:</i> Prepare guidelines for the development of single-family houses on small lots, and continue to approve small lot sizes that meet the guidelines.	15-25 "some-what lower-cost units" per year; 75-125 total	1995	1995: 112 units 1996: 73 1997: 158 1998: 93 1999: 104 2000: 18 TOTAL 558 units 93 per year	Guidelines for small lot single family in multiple-family zones were originally adopted in 1996 and revised in July 1998 and August 2000. Development standards and guidelines were also included in the Evelyn Corridor, San Antonio Station and Whisman Station Precise Plans. These standards and guidelines provide clarity for small-lot single-family developers and allow single-family ownership housing at about twice the density of R1.
		<i>Action Program 4 is listed under Policy s.</i>				
GOAL 2. PRESERVE AND INCREASE THE SUPPLY OF AFFORDABLE HOUSING.	<u>Policy c.</u> Support the development of reasonably-priced and innovative housing.	<i>Action Program 8:</i> Identify ways to create opportunities for first-time homebuyers, especially crucial public employees such as firefighters and police officers.	10-12 units	1995		<ul style="list-style-type: none"> The City's BMR program gives priorities to Mountain View public safety employees and public school teachers. Staff has prepared a "Housing Handbook" which outlines the various housing programs and services available to tenants and homeowners. The book is aimed at those needing affordable housing, including public employees. The Mortgage Credit Certificate Program, which gives a tax credit of up to 15% of mortgage interest paid each year, has provided assistance to first-time homebuyers
		<i>Action Program 12:</i> Examine Zoning Ordinance provisions for the development of second dwelling units, and amend or amplify them as warranted.	8-10 units per year or 40-50 units total	1993 to review the ordinance; 1995 for the units	Ordinance amended in 2000. Average is 1-2 per year.	The requirements for second units were amended in April 2000. The minimum lot area required for second units was reduced from a minimum of 10,000 square feet or 50% larger than the applicable zone to 35% of the applicable zone. The 10,000 square foot minimum lot size was eliminated. The changes increased the potential number of properties eligible for a second unit from 265 to 465. The City continues to receive 1-2 applications per year. The ordinance has only been in effect for one year so it is too early to tell whether it will encourage new applications..

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		<i>Action Program 13:</i> Revise the Zoning Ordinance to establish a 25 percent density bonus and award concessions and incentives to residential developments that set aside 20 percent of their units as housing for lower-income households, or 10 percent for very-low income households, or 50 percent for the elderly.	10 VLI or 20 LI units per year; 50 VLI, or 100 LI or 250 senior total	1991 for the Ordinance revisions; 1995 for the units	Ordinance provision adopted in 2000. No units proposed to date.	The zoning ordinance was revised in April 2000 to include a 25% density bonus for projects that provide 20% low-income, 10% very low income or 50% senior units. The density bonus provision was part of a comprehensive zoning ordinance update that did not advance as quickly as originally planned. The density bonus provision is consistent with State law requirements for incentives including a reduction in site development standards (setbacks, coverage, parking), approval of mixed-use zoning if non-residential land uses will reduce the cost of the housing project, and other regulatory incentives or concessions. Even before the provisions were added to the ordinance, there was little interest from developers.
		<i>New Action 13.b.</i> Implement a Below-market-Rate (BMR) Program in which new housing developments over a certain size provide at least 10 percent of their units to low- and moderate-income households. The specifics of the BMR program should be detailed in an ordinance, guidelines and procedures.				In 1999, the City Council added a new program to the Residential Neighborhoods Chapter of the General Plan and adopted a BMR ordinance. To date, the City has commitments of 3 BMR rental units and about \$1.6 million in BMR in-lieu fees.

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	<u>Policy f.</u> Promote and assist the preservation of “at-risk” affordable housing.	<i>Action Program 15:</i> Provide loans and grants for equity financing of at-risk affordable housing by non-profit housing corporations.	52 units	1995	509 units by 1997	1) City funds have preserved all at-risk housing projects. <ol style="list-style-type: none"> Tyrella Gardens a 56 unit project for families. Sierra Vista Apartments a 34-unit project located at 1909 Hackett St. Monte Vista apartments 150 units of senior housing at 1101 Grant Road Central Park, a 149 unit senior project at 90 Sierra Vista Avenue Shorebreeze Apartments at 460 Shoreline Blvd. consisting of 48 units for families and 72 units for seniors. 2) One project was funded with Mortgage Revenue Bonds, the Villa/Mariposa Apartments. The rent restrictions on the 48 units reserved for low income households expired in March 2001 (following one extension of time.)
		<i>Action Program 16:</i> Urge Congress and the President to make permanent the Low-Income Housing Tax Credit and Mortgage Revenue Bond programs.	N/A	Immediately (1990)		The City Council has lobbied Congress through letters and visits to Washington, D.C. for continued and increased funding of these programs.
		<i>Action Program 17:</i> : Consider adopting a local Preservation Ordinance to protect at-risk units.	52 units	1995	509 units by 1997	All units, except for those in the Villa/Mariposa apartments funded with Mortgage Revenue Bonds, were preserved making a local Preservation Ordinance unnecessary.

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GOAL 3. MAINTAIN EXISTING MOBILE HOME PARKS AND SPACES.	<u>Policy d.</u> Preserve existing major mobile home parks.	<i>Action Program 5:</i> Designate Mobile Home Park as a separate residential land use category on the Land Use Map of the General Plan.	1,175 mobile- homes retained	1991	Retained 1,175 mobile homes	"Mobile home park" was created as a separate land use designation and applied to the six major mobile home parks. This step was completed in Community Development Chapter. Any mobile home park owner who wants to redevelop his property must first obtain approval of a General Plan land use change and rezoning—thus raising a redevelopment proposal to a policy issue to be decided by the City Council.
HOUSING OPPORTUNITIES						
GOAL 4. PROVIDE HOUSING OPPORTUNI- TIES AND PROMOTE THE DEVELOP- MENT OF SAFE, SANITARY, AND DESIRABLE HOUSING FOR PEOPLE OF ALL ECONOMIC LEVELS.	<u>Policy g.</u> Continue to pursue governmental programs that provide housing assistance and financial incentives for housing developments, and make efforts to stimulate private financing.	<i>Action Program 18:</i> Continue to contact non-profit housing developers to help identify appropriate sites and to encourage the development of affordable housing and housing for the elderly.	N/A	Ongoing	Ongoing	<p>The City maintains a list of affordable housing developers and sends them information regarding potential opportunities, such as properties becoming available, as well as RFPs for specific projects. An example is the efficiency studio project. The City first determined it wanted to fund this project and then sought, through the RFP process, a non-profit developer. Catholic Charities was selected. The City Council has identified a City-owned parcel for this use and is considering several others for affordable housing although funding is not yet available.</p> <p>The City has collaborated with non-profit housing developers in development of several affordable housing projects.</p> <ul style="list-style-type: none"> • Ginzton Terrace: construction of 107 unit affordable senior housing complex. • Maryce Freelen Place: acquisition and rehabilitation of 74 units of affordable family housing at 2230 Latham Street. • In collaboration with the City of Sunnyvale acquired and rehabilitated a group home at 1675 Wolfe Road in Sunnyvale for four seniors. • The Graduate House at 813 Alice, which provides transitional housing.

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		<i>Action Program 30:</i> Use readily available methods, such as developer agreements, to encourage a full range of housing types, including affordable units for buyers and renters.	140 MOD/100 VL/LI units of rental housing	Ordinance by 1992; units by 1995	Ordinance adopted 1994.	City included a 5% BMR requirement in Precise Plan for Crossings. Developer has provided 18 BMR units in the project. Although a development agreement ordinance was adopted in 1994, it has not been used with housing projects. Instead, the City adopted a BMR program in 1999 that is a more comprehensive method of obtaining affordable units.
	<u>Policy m.</u> Pursue County, State, and federal programs that enhance housing opportunities for lower-income and moderate-income households.	<i>Action Program 19:</i> In order to apply annually for State, Federal, and other housing assistance programs, including CDBG funds, the City shall continue to support and operate the Mountain View Planning Department.	N/A	Ongoing	Apply annually	<ul style="list-style-type: none"> City continues to apply and receive CDBG grants and as of fiscal year 1995/96 the City became a Participating Jurisdiction for the federal HOME Program. The HOME Program is a federal program that provides funds to support affordable rental housing and homeownership opportunities including acquisition, construction, reconstruction, or rehabilitation of affordable housing. The Housing Division continues to monitor all available funding programs. Each housing project has used a variety of funding sources including set-aside funds. BMR funds will be available in the future.
		<i>Action Program 20:</i> Spend at least half of the City's CDBG funds for housing purposes, principally to benefit lower-income households.	Up to 500 LI units	1995	1988-89: 329 units 1990-95: 117 units 1996-00: 198 units	This continues to be an objective of the CDBG Program. 100% of all funding is used to benefit lower-income households. Since 1988, the City has used CDBG funds to build or preserve 644 lower income housing units.

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		<i>Action Program 21:</i> Consider whether and how to encourage and/or finance development of single-room occupancy hotels in Mountain View.	N/A	June 1991	1992	<p>1) Zoning Ordinance amended Oct. 10, 1992 to include provisions for SROs. The ordinance established design requirements and safety standards. The zoning ordinance term for SROs was changed to "efficiency studios" and the parking requirement was reduced in 1999.</p> <p>2) The City Council has rezoned property and provided a site, selected a non-profit developer and allocated funds to be used for a 110-130 unit efficiency studio project. Construction is expected to begin in December, 2002 and to be completed by mid-2004.</p>
		<i>Action Program 22:</i> Apply for Community Development Block Grant funds to rehabilitate an average of 10 houses each year. The funds shall be used to aid low and moderate income households citywide.	10 lower- and moderate-income units per year	Ongoing	1990-98: 16 units (Program terminated due to lack of demand.)	Because of the increasing cost of ownership housing and higher incomes needed to qualify for a home in Mountain View, fewer people now qualify for the Rehab Program. Also, some homeowners were hesitant to use the program since it involves taking out a loan. The City undertook an extensive marketing program in an effort to retain the program, but there were no respondents. For this reason, the program was terminated in 1998 and the focus of the City has been the home repair program, which has repaired 176 homes since 1990.

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		<i>Action Program 23:</i> The Revitalization Authority and redevelopment plan will have as one of their purposes to encourage the construction and/or improvement of affordable housing.	N/A	1995	1995-2000: 222 units	<p>Since July 1, 1993, the Revitalization Authority has been required to set aside 20% of its tax increment revenues for low and moderate income housing. The City collects about \$300,000 annually. Since 1993, two major affordable housing projects totaling \$1,380,056 have been undertaken using the 20% set-aside funds (and other funding sources).</p> <p>a) Maryce Freelen Place (1997): \$992,454 was allocated toward the acquisition and rehabilitation of 2230 Latham Street, for the conversion of this 74-unit apartment complex to affordable housing.</p> <p>b) Central Park Apartments (1998): \$387,602 was allocated toward the acquisition and preservation of 148 units of senior housing at 90 Sierra Vista Ave. that otherwise would have become market rate housing.</p> <p>The City Council has allocated \$809,000 of set-aside funds to be used toward the efficiency studio project. This project consists of 110-130 small studio units for persons earning less than 50% of median income. Construction is tentatively scheduled to start in December, 2002 and to be completed by mid-2004. This project will consume the housing set-aside funds through 2002-03.</p>
		<i>Action Program 27:</i> Apply for Community Development Block Grant subsidies to assist in developing affordable housing, and leverage these funds.	N/A	Ongoing	Apply annually	During the past ten years, \$6.8 million in CDBG, HOME, and Revitalization Housing Set-Aside funds have been used to leverage \$54 million in other funding sources and have resulted in 644 affordable housing units having been built or preserved.
		<i>Action Program 28:</i> Return excess properties acquired by the City to the tax rolls through programs that promote housing affordability.	10 units relocated	1995		City determined that units should be sold at fair market value as a source of funding for new library. The library was an extremely high priority project and the originally anticipated funding source did not materialize. However, 3 of 13 units have been sold to first-time homebuyers. Also, tenants are given right of first refusal.

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	<u>Policy O.</u> Review large-scale commercial and industrial development proposals to determine whether they create a demand for housing.	<i>Action Program 37:</i> Estimate the housing impacts of, and prepare mitigations for, employment-generating commercial and industrial developments that require Environmental Impact Reports and as required by Congestion Management Plan legislation.	N/A	Ongoing	Nexus Analysis for housing impact fee completed. City Council to consider in next few months.	<ul style="list-style-type: none"> Environmental studies (for example, the North Bayshore EIR and the Transit Zone) now include a specific evaluation of impact of additional jobs on housing. A jobs/housing nexus analysis that demonstrates the relationships among building construction, employment growth and demand for residential units is currently being considered by the City Council. The nexus study is required by law to support a fee or other measures to mitigate construction impacts on housing. The nexus analysis calculates the maximum fees that can be charged for three different building categories, each of which has a different composition of low and moderate income employees. The report (67 pages) compares the potential fee to actual cost of developing commercial and industrial buildings and demonstrates the fee would be a very small proportion. The City Council is expected to consider a housing impact fee (linkage fee) ordinance in June or July, 2001.

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GOAL 5. ENSURE A CHOICE OF HOUSING AND LOCATIONS TO ALL PEOPLE REGARDLESS OF RACE, SEX, SEXUAL ORIENTATION, NATIONAL ORIGIN, AGE, MARITAL STATUS, FAMILIAL STATUS, ANCESTRY, RELIGION, COLOR, OR PHYSICAL OR MENTAL HANDICAPS.	<u>Policy i.</u> Prohibit discrimination in the sale, rental, and development of housing in Mountain View. (Policy i)	<i>Action Program 24:</i> Maintain a discrimination complaints procedure to take housing discrimination complaints, investigate, and provide counseling.	N/A	Ongoing	Ongoing	<ol style="list-style-type: none"> 1) City contracts with Midpeninsula Citizens for Fair Housing (MCFH) to handle discrimination complaints and to educate the public. Calls to the City are referred to MCFH which has procedures for following up on complaints, tracking information regarding calls, cases and outcomes. 2) The City has done an analysis of impediments to fair housing and is participating in a study being conducted by the County on fair housing issues.
	<u>Policy j.</u> Encourage good relations between housing providers and tenants.	<i>Action Program 25:</i> Continue to refer rental property owner-tenant complaints to a City-funded contractor for mediation.	N/A	Ongoing	Ongoing	City continues to provide information/referral and mediation services for tenant/landlord issues. The City contracts with Project Sentinel for mediation. Calls to the City are referred to Project Sentinel which has procedures for following up on complaints, tracking information regarding calls, cases and outcomes.

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	<u>Policy p.</u> Make it easier to develop housing for seniors.	<i>Action Program 38:</i> Encourage senior housing with centralized facilities and services or congregate care housing.	N/A	Ongoing	2 projects	The City has worked with senior housing providers to include these features, the most recent being Ginzton Terrace and the Central Park apartments. All the senior housing that has been built in Mountain View during this time period is 100% affordable.
		<i>Action Program 40:</i> After investigating the impact on City finances—and on affordability or feasibility of low cost housing, consider waiving or reducing City fees for special housing developments, such as below-market-rate family or senior housing, where waiving the fees is found to stimulate development.	150	1995	1990-95: 105 units at Ginzton Terrace 1995-00: 74 units at Maryce Freelen Place	In 1992, the City adopted a reduced conditional use permit fee for nonprofit agencies serving low and moderate income people. Maryce Freelen Place took advantage of the reduced fee. Other fees are considered on case-by-case basis. For example, the fees for Ginzton Terrace senior housing were deferred to help make project feasible.
	<u>Policy q.</u> Make it easier to develop or remodel housing for the handicapped.	<i>Action Program 39:</i> Continue to utilize the Neighborhood/Housing Trust Fund to fund senior and handicapped housing projects, rehabilitation, and other programs related to housing.	150 units	1995	1990-01: 176 participants	Handicapped requirements are set by state and federal legislation. <ul style="list-style-type: none"> Participated with City of Sunnyvale to fund 25 units for developmentally disabled adults. City provides handbook which details housing opportunities and social services for seniors. This handbook was most recently updated in March 2001. About 500 handbooks are distributed each year at City hall, the Senior Center, other public facilities and at neighborhood meetings. City uses CDBG funds to operate a Home Access Program to make homes more accessible to handicapped residents. Currently, about 20 owner-occupied units are repaired each year at no cost to the residents.

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GOAL 6. PROVIDE TEMPORARY SHELTER FOR THE HOMELESS AND THOSE IN CRISIS.	<u>Policy n.</u> Recognize that it is necessary and important to temporarily house the homeless, battered spouses, and others in crisis.	<i>Action Program 32:</i> Continue to monitor statistics from police, County agencies, and private organizations regarding emergency shelter needs; foster, cooperate with, and support (financially and otherwise) public and private efforts to respond to those needs.	N/A	Ongoing	Ongoing	<ul style="list-style-type: none"> The City, in collaboration with other cities in the County, jointly funded and participated in a survey of homeless individuals and families in January 1995. The Police Department notifies City staff when there are an unusually large number of homeless in the community or homeless with special needs, or any changes in trends so the City can work with the nonprofit agencies to better serve their needs.
		<i>Action Program 33:</i> Specify six sites in the city on which to develop emergency shelters and transitional housing for 50 percent of the established need.	30 units of transitional/ shelter	1995	24 beds in Mtn. View Remainder of need met through regional shelters assisted by Mountain View.	<ul style="list-style-type: none"> Sites are specified in General Plan. A shelter for six homeless and runaway youth was rehabilitated in 1993. In 1994, in conjunction with Santa Clara County, the City helped fund the Graduate House on Alice St., which provides transitional housing six previously homeless persons. The City also participates in funding the Alpha Omega rotating shelter run by the Los Altos/Mountain View Ministers Association. The shelter provides about 55 single adults with housing assistance and social services each year (9 to 12 persons per night). Mountain View has met some of its need by participating in funding regional shelters such as the Reception Center in San Jose (250 beds), the Agnews Family Shelter, in Santa Clara, the Clara Mateo Shelter in Menlo Park (63 beds) and the Clara Mateo Family Shelter (6 units).

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		<i>Action Program 34:</i> Continue to fund the Emergency Housing Consortium and the Community Services Agency.	N/A	Ongoing	Ongoing	<p>The City continues to fund the efforts of these groups. Funding has been increased during the last ten years and new programs added. Many of the projects discussed in Action 21a and b were done in conjunction with these groups.</p> <ul style="list-style-type: none"> • Funding, in conjunction with other cities, of the Reception Center, a 250-bed shelter operated by EHC in San Jose. • Operating support to EHC for shelter to Mountain View residents. • Funding, in conjunction with other cities, for development of the County Children's Shelter on Union Avenue in San Jose. • Funding of a new family shelter/ transitional housing at Agnews Development Center in Santa Clara, operated by the Emergency Housing Consortium. • CSA Emergency Assistance Program that provides a variety of services to assist homeless and those at risk of homelessness. About 20-30 families receive emergency motel vouchers annually. • Funding for a case manager for the Alpha Omega Rotating Shelter programs. • Funding for two Clara Mateo programs at the VA Hospital in Menlo Park, a homeless shelter and a shelter for families. About 15 of the 480 individuals served annually are Mountain View residents. In addition, about 12 of the 154 families served annually are Mountain View residents.

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		<i>Action Program 35:</i> Give priority in processing for City design review and permit approval for affordable housing, emergency shelters, and transitional housing.	N/A	Ongoing	Ongoing	<ul style="list-style-type: none"> The City has given priority to affordable projects and assigns staff to facilitate projects through the development review process. For example, priority was given to review of Ginzton senior housing project and the review of the Maryce Freelen family housing project at 2230 Latham Street. In 1992, City reduced fee for conditional use permit to \$50 for temporary housing for the homeless, meal programs for elderly and low income and similar non-profit programs, including housing as indicated under Action Program 40.
		<i>Action Program 36:</i> Mobilize a joint task force from Mountain View and Los Altos and also invite surrounding cities to address homelessness issues in those cities and to propose solutions to their respective City Councils.	N/A	September 1990	1993	<ul style="list-style-type: none"> Task force met several times in 1992-93 and final report was considered by City Council in early 1993. Task force lead to creation of Alpha Omega Shelter. The City is participating in the Santa Clara County Collaborative on Housing and Homeless Issues. Mountain View participates in the Continuum of Care program that addresses the need of homeless persons ranging from preventative services, emergency shelters, transitional housing and permanent housing.

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Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
GOAL 7. PROVIDE AFFORDABLE HOUSING IN A NUMBER OF LOCATIONS, IN A VARIETY OF HOUSE TYPES AND PRICES, FOR PURCHASE AND FOR RENT.	<u>Policy h.</u> Ensure that adequate residential land is available to accommodate the new construction and sites needed to meet ABAG's Fair Share Housing Needs as described in Figure 24, on page 32.	<i>Action Program 26:</i> Correlate the inventory of vacant lands with the needs of lower-income and moderate-income households and determine whether to re-designate land for specific housing types.	1,219 units	1995	1988-80: 124 units 1990-95: 107 units 1996-00: 74 units TOTAL: 309 UNITS	There remains adequate vacant or readily re-developable land for affordable housing development, although financing and concerns of neighborhoods about higher density remain a challenge.
	<u>Policy k.</u> Ensure that occupants of publicly subsidized below-market-rate units meet the income restrictions of the development.	<i>Action Program 31:</i> Continue to participate in and promote the Section 8 Existing Housing Program.	367 vouchers/certificates	1995	Currently: 410 participants in Mountain View	Mountain View conducts on-site monitoring to verify the income eligibility of tenants in subsidized housing projects. The City continues to work with Housing Authority on Section 8 program by: <ul style="list-style-type: none"> • Lobbying (successfully) to increase "fair market rents" to obtain more landlord participation, and • Conducting an outreach program to market Section 8 availability or opening of affordable housing waiting lists. Outreach includes display ads in the local newspaper, mailings to non-profits, community groups, churches, etc., and personal contacts by the City's bi-lingual outreach workers. • Lobbying Congress for additional funding for the Section 8 program.

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Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
	<u>Policy I.</u> Ensure that publicly subsidized below-market-rate units are preserved as affordable—even upon change of ownership.	<i>Action Program 29:</i> Utilize non-profit corporations and the County Housing Authority to perform such activities as acquiring and leasing below-market-rate housing for lower-income and moderate-income households, ensuring that qualified occupants are placed in the houses, and that affordability is preserved.	150 units	1995	74 units	City continues to participate with non-profits and Housing Authority in rental assistance programs and in programs to purchase housing for continued low income use. In 1996, the City authorized the use of \$2,067,454 in CDBG, HOME and set-aside funds to assist the Midpeninsula Housing Coalition in purchasing and rehabilitating a run-down market-rate apartment development with 74 units for low and very low income households (Maryce Freelen Place). The City also participates in the Mortgage Credit Certificate program that assists low and moderate first-time homebuyers.
	<u>Policy x.</u> Assure the construction of safe and attractive mobile and modular housing.	<i>Action Program 52:</i> Maintain Zoning Ordinance design requirements and criteria for modular housing and mobile homes.	N/A	Ongoing		Section 36.12.040 F of the zoning ordinance specifically allows for manufactured and modular single-family homes and contains zoning standards for them. These include a requirements that mobile and modular homes be subject to the same development standards (height, setbacks, floor area ratio, etc.) as single-family houses. In addition, mobile homes must be designed and constructed with eave and gable overhangs.

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Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
HOUSING QUALITY						
GOAL 8. IMPROVE THE CONDITION OF THE HOUSING IN THE CITY.	<u>Policy r.</u> Promote energy-efficient and environmentally sensitive residential development, remodeling, and rehabilitation.	<i>Action Program 41:</i> The City will develop guidelines to encourage all new construction to include active and/or passive solar heating, and will develop programs to assist in the retrofitting of existing housing.	184 units	1994		Mountain View strictly adheres to Title 24.
		<i>Action Program 42:</i> Draft a solar access ordinance for EPC review and Council action.		1992		A solar ordinance was not adopted although consideration was given to one.
	<u>Policy s.</u> Provide guidelines and standards for the conversion of existing structures to condominiums.	<i>Action Program 4:</i> Continue to regulate condominium conversions by ordinance.	15,000 units preserved	Ongoing	Preserved 15,000 units	Ongoing. Mountain View's condominium conversion ordinance, adopted in 1979, specifies that the number of rental units cannot fall below 15,000—based on the number of rental units that existed in 1979. Condominium conversions are allowed if 50% or more of the existing tenants petition for conversion. Because of new development, there is currently an excess of 671 rental units over the minimum 15,000.

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Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
	<u>Policy t.</u> Continue the housing rehabilitation program and expand it.	<i>Action Program 43:</i> Continue to identify target areas where housing needs rehabilitation.	N/A	Ongoing	Program emphasis shifted	The City continues to monitor the potential need for target areas as part of the City's preparation of the Consolidated Plan. The rehabilitation program is no longer active because of lack of demand and there are no target "areas" where housing is in need of rehabilitation. However, the City sometimes identifies individual properties or blocks in need of attention, such as the apartment building now called Maryce Freelen Place, which was completely rehabilitated. In the early 1990s, the City sponsored cleanup days in some neighborhoods, but with the improved economy, owners are maintaining and upgrading their properties, reducing the need for City intervention. Still, the City holds regular neighborhood meetings throughout the City and uses them as the vehicle for identifying and then following up on problems.
		<i>Action Program 45:</i> Continue the Housing Rehabilitation Program to assist lower-income and moderate-income homeowners.	10-12 units per year; 40 total	1995	1990-98: 16 units (Rehabilitation program discontinued due to lack of demand.)	<ol style="list-style-type: none"> 1. As mentioned in the response to Action Program 43, the focus of City has been shifted to the home repair program. Home rehabilitation that takes place is primarily for group homes. 2. The City does participate in voluntary programs such as "Christmas in April" which helps rehabilitate homes. The City works with the "Christmas in April" program to distribute information on the program.
	<u>Policy w.</u> Maintain and improve housing in the city to meet health, safety, and fire standards.	<i>Action Program 50:</i> Continue to improve the current, simple and efficient level of planning and permit approval and building inspection service, while continuing to protect the public health, safety, and welfare.	N/A	Annually	Ongoing	Planning, Building and Fire Inspection functions were merged and Development Services Counter created in 1993 making coordination and quick decisions simpler. Staff from these different functional areas work in close physical proximity greatly improving communication. In addition, the City now processes some building permits on-line, such as electrical and plumbing permits and others that do not require drawings. As technology becomes available, the number of permits that can be processed on-line will be expanded.

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Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
		<i>Action Program 51:</i> Study the effects of initiating a program of inspections of single-family rental housing to assure that minimum safety standards are met.	N/A	1992		It was decided not to expand the program to single family homes due to the increase in workload. Single-family dwellings are inspected on a complaint basis. The City's Multi-Family Inspection Program was expanded in 1997 to include motels and hotels, which are used for long term occupancies, and properties that contain three units or more on the parcel (it was previously three or more units in a building). The City's Multi-Family inspection program inspects 3,000 to 4,000 units per year.
GOAL 9: ENHANCE THE CHARACTER OF MOUNTAIN VIEW'S NEIGHBOR- HOODS	<u>Policy u.</u> Permit and encourage the selective rehabilitation of non-conforming housing.	<i>Action Program 44:</i> Facilitate rehabilitation of non-conforming housing on a case-by-case basis.	5-6 units per year	Ongoing	Rehabilitation program discontinued due to lack of demand.	As previously noted, the rehabilitation program has been discontinued. When the City reviews applications for rehab remodeling of non-conforming residential units, it applies special standards to allow improvements without requiring the residential unit to comply with current development standards (for setbacks and floor area ratio.
	<u>Policy v.</u> Continue to maintain the high quality and visual character of Mountain View neighborhoods and, where needed, assist in their improvement.	<i>Action Program 46:</i> Continue code enforcement and maintenance of public areas and neighborhoods.	N/A	Ongoing		To increase the effectiveness of enforcement throughout the City, code enforcement activities have been reorganized and are now operated through the City Attorney's office. Two inspectors and an office position were added. By having the program in the City Attorney's office, there can be close coordination and follow-up on difficult cases that may not legal action. Also, several code compliance ordinances are being updated so that the City more effectively enforce them and prosecute violators.

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Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
		<i>Action Program 47:</i> Establish design and development guidelines to encourage compatibility between neighboring developments.	N/A	Ongoing		In 1991 and, again, in 2000, the residential development regulations were modified to improve compatibility between neighboring houses and other developments. In 2000, the design review regulations were further refined to give even stronger emphasis to compatibility of new projects with the surrounding area. Guidelines for townhouse developments were adopted in 1989, single-family guidelines were adopted in 1991 and revised in 2000 and small-lot single-family guidelines were adopted in 1996 and updated in 1998 and 2000. All of these guidelines address compatibility.
		<i>Action Program 48:</i> Identify ways to encourage redevelopment or rehabilitation or both of older apartment houses that are showing serious signs of deterioration and creating neighborhood blight.	N/A	1992 to develop new program		Through the use of the City's routine housing inspection program and litigation by the City Attorney's Office, the City has made good progress in encouraging redevelopment of problem properties. Substantial repairs and improvements have been made to the properties at 570 Rengstorff Avenue (70 units) and 2235 California Street (88 units) The allocation of CDBG, HOME and Revitalization set-aside funds to the rehabilitation of 2230 Latham Street (74 units) has resulted in substantial improvements to this property, which encouraged other property owners in the area to make improvements to their properties. In addition, at least 700 units have been rehabilitated in the past two years by private property owners responding to an improved rental market. The total number of rehabilitated units is about equal to the number of substandard units identified in the City's 1988 Housing Assistance Plan (1,294 units) as identified in the 1990 Housing Element.

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Goals	Policies	Actions	Quantified Objectives	Target Completion Date	Progress Toward Objectives	Status
		<i>Program 49:</i> Continue to support the efforts of neighborhood associations to improve neighborhood character and housing quality.	N/A	Ongoing		Through a new initiative called the Neighborhood Preservation Strategy, the City has been holding meetings in each of the City's neighborhoods in order to hear first hand from the residents about the issues they feel are significant for their neighborhood and how the City can assist them in improving their neighborhood. Four meetings are held each year. These meetings have been well attended and have helped foster a cooperative working relationship between the City and the various neighborhoods. These meetings have also been instrumental in encouraging the formation of more neighborhood associations.